NEW YORK IN 1918

Realty Expert Bases Estimate on Latest Budget Figures -Demand Relief.

Non York city real estate owners are confronted with the prospect of paying taxes in 1918 on a budget, which will total \$229,000,000. With the budget just iompieted as a basis for computation induced as a basis for computation induced by the beat estate Board of New York, has peached the strangling estimate of close to \$240,000,000 as the cost of running the municipal government at the end of next year, that is during 1918.

Since last fall our expenses have in-creased at least \$12,000,000, as the budget for 1917 is nearly as large as for 1916, when taxpayers had to a direct State tax of \$14,000,000, budget just abnounced is \$211,115,-s2. The budget for 1916, or that made last fall, to run the government during the current year was \$212,956,-In discussing the outlook for real es-

tate next fall Mr. McGuire said

"Judging by experience there seems be no hope of any reduction in 1918's budget, so we may start with a local budget of approximately \$211,000,000. The increase for debt service and pay as you go policy will probably be \$10,000,000. The Board of Education will certainly not correct its habit of asking annually for a huge increase. Let us estimate that at \$1,500,000. The other miscellaneous items let us place at approximately \$2,500,000. This makes a total for the city budget of nearly \$225,000,000, and if there is a State tax, as most likely there will be, this we may place at approximately last year's fig-ore, \$14,000,000. This makes a total budget of \$229,000,000, to be made up he administration on November 1,

The debt service increases are in the main mavoidable. But some will ques-tion, as the Real Estate Board did a year ago, the wisdom of making the pay as you go policy compulsory, be-eause of the sharp increase it is making a the budget and the tax rate. There is no reason why the process could not have been spread over ten years instead

The fact that we are spending nearly \$1,500,000 for widows' pensions seems to have had no apparent effect on the Charities Department. The department actually asked an increase of \$1,000,000. setually asked an increase of \$1,000,000.

But one thing seems plain. If we must provide such staggering sums why should real estate pay nearly all of it? Taxpayers should absolutely insist on the city officials taking immediate and aggressive steps to secure new revenue from other sources than real estate, so that this tremendous burden of taxation may not fall entirely upon real property.

"Real estate is paying 90 per cent. of the city taxes and more than 70 per cent. of the State taxes. City property cent. of the State taxes. City property is also over assessed, while it is nofous that property up State is as-

ressed too low.
"It seems incredible that with a budget amounting to unheard of proportions city officials can be indifferent on the question, and the Real Estate Boa feels it its duty to call attention to the very serious situation which confronts taxpayers and to the necessity for urging that some definite intelligent programme be immediately formulated and executed for making other forms of property do their share toward support-

WOULD REMOVE HIGH BRIDGE. Tall Arches Across Harlem Inter-

fere With Commerce. Alexander Haring of the truffle and waterway committee of the Bronz for Henry S. Hendrick the four story and basement dwelling at 54 West

that the water mains be carried under the river and the tall arches be taken down so that the bridge site may be furned into factory plots and the channel

To improve the river the stream would to be straightened, which is impossible with the bridge standing. It is estimated that 7.300 vessels pass under the bridge in a year. Most of these are of 300 tons capacity, which is the largest which can be towed through the upper Harlem. The new barge canal vessels will be of 2,900 tons.

27TH ST. BUILDING LEASED.

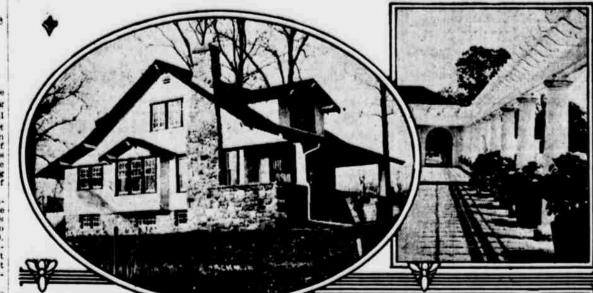
Six Story Structure at 244 West 27th St. Rented for Long Term.

Duross Company has leased the The Duross Company has leased the six story building at 244 West Twenty-seventh street for Lawrence Kerr to Frederick Brautigam for a term of years. Also with Thomas & Eckerson the four story stable at 138 West Thirty-first street for Alice McCann to Jacob Eradus, and the top loft at 408 and 410 West Thirteenth street to the Fairfax South-the Kook Company for a term of years. en Foods Company for a term of years. The Charles F. Noyes Company has eased a floor at 543 Broadway to Simon & Solomon, a loft at 413 Breadway to Frederick Soter, a loft at 315 Pearl Street to Harry and Sam Levy and a Soor at 45 Lafayette street, corner of Worth, to Rendano Bros. John J. Kayanagh has

John J. Kavanagh has rented a store leselson has leased for a term

of lears to A. Collah, printer, the third floor in the twelve story building at ray to Helen H. Steele, recorded re-241-245 West Thirty-seventh street. The cently.

\$239,000,000 TO RUN Attractive Spots at Larchmont Gardens Bordering Sound Shore



Type of bungalow at Larchmont Gardens.

loft was recently vacated by G. basement at 141 Grand street to A. J. Kaplan, general merchandise agent

FURTHEST NORTH ON 5TH AVE. \$100,000 Dwelling for 108th St. for Miss L. S. Parsons.

What will be the most northerly of the pretentious homes on Fifth avenue facing the Park is now being designed for the plot 160x125, at the northeast corner of 168th street. Miss Llewellyn S. Parsons, who acquired the site last March, has commissioned Charles Ewing, architect, to make plans for the proposed building, which will be about three stories high, of brick and limestone construction. It is estimated that the improvement will cost upward of \$100,000.

The blocks north of Mount Sinai Hos-pital, 100th to 101st street, are im-proved with buildings of a nondescript character, and it was generally assumed that high grade residence improve ments would be confined to the territory

\$44.500 to Be Spent for City Em-

playees' Eating Place Contract to install a dining room and kitchen on the twenty-fifth and twenty-sixth floors of the Municipal Building for the benefit of city employees has been let to the Warner & Huberty Company of Brooklyn. The estimated cost of the work is \$44,500.

Plans were filed yesterday for a nine story apartment building, to be erected at 139 East Sixty-sixth street. The building is to contain two apartments on a floor of six and eight rooms, with three baths each. The owners are the Brixton Holding Corporation. Edwin S. Brickner, president. The architects are W. L. Rouse and L. A. Goldstone.

FRATERNITY ON MADISON AV. William A. White & Sons have leased http://www.-The Chamax Realty and the ground floor at 173 Madison avenue Construction Company has reside to to the Sigma Epsilon Delta fraternity.

CITY DWELLINGS RENTED.

of the sights of the city, removed, as he thinks the bridge interferes with the development of the Harlem River water front.

The bridge comprises several masonry arches. Over it are the mains of the aqueduct system. Mr. Haring suggests that the water mains he carried under the water mains and the water mains are the water mains and the water mains are the water mains and the water mains are the water mains of West Sixteenth street, a four story dwelling, for the New York Title and Mortgage Company to William Seeman; also 60 West Eighty-fourth street, a four story brownstone dwelling, for J. J. Quigley to Eliza Hill. and 330 West Nineteenth street, a three story and basement dwelling, for Anna Woodruff to

> APARTMENT HOTEL FOR WOMEN
>
> Parish & Schroeder, architects, will design the apartment hotel for working women to be built by the Webster Apartment Company (Jesse I. Straus of R. H. Macy & Co, president). The project will be financed through a benefaction made by the late Charles B. Webster, who died last March and bequeathed one-third of his estate to provide a fund for the erection of an apartment house where unmarried working women shall have apartments at cost, with all home conveniences.
>
> BROOKLYN DWELLING SALES.
>
> 12. A. Schiesing has sold for Henry Levs to the two family brick house at 2408 Hughes street, Ridgewood, to Frederick O. Glimberg for a residence. Samuel Zirn has sold 357 South Fifth street, a four story brick apartment held at \$13,000, for Mrs. Fanny Levy to an investor; also sold the two family brick dwelling at 123 Pulaski street for a client to Mrs. Sadie Levine for about \$6,000.
>
> Frank A. Seaver & Co. have sold the one family detached cottage on plot 40x 100 at 7713 Thirteenth avenue for B. Gyer to a buyer for occupancy. APARTMENT HOTEL FOR WOMEN

E. R. STETTINIUS BUYS.

Loward R. Stettinius of J. Pierpont
Liorgan & Co., is reported to be the
buyer of the Amos R. E. Pinchot house
at the northeast corner of Park avenue
and Eighty-fifth street, reported sold
of the street, about 150 feet from Me-Edward R. Stettinius of J. Pierpont

English Country Home to Be Built for

Lakes and courts seen from clubbouse. (Above)-Pergola and walls, Shore Acres Club.

OTTO KAHN BUYS 68TH ST. DWELLING

East-Adjoins His Residence.

at 6 East Sixty-eighth street, which is subsidiary of the New York Central, is to have a new terminal on the New Jernext to his residence, from Mrs. Julia D. Tonnele. Mr. Kahn lives at 8. Also distance of the house increases the frontage of his property to 72 feet. The new terminal will be exclusively for passenger traffic and will be connected passenger traffic and will be connected used. Ninety-first street. Thomas P. Ryan controls the property to the west, which he uses as a garden in connection with his residence on Fifth avenue. The Harry Fayne Whitney house occupies the opposite corner on Fifth avenue. William A. White & Son negotiated the sale.

BROADWAY APARTMENT SALE. Construction Company has reseld to soon on the new terminal could not be the John E. Gerlach Realty Company officially verified yesterday. Railroad the Crystal Court, at the northeast men who are acquainted with the plans

EAST 53D STREET.-John J. Kava- selected with the idea in mand of reducmagh and Sutton & Benjamin have sold for Sara N. Foss it East Ninety. Forty-second and to Cortisand street, third street, a four story dwelling on lot 20x100.8, to a buyer who will occupy after extensive alterations. HEATH AVENUE.—John R. Davidson has sold for Ennis & Simout the three story dwelling on lot 20x100 at 2570. Heath account in Wild acco Heath avenue, to W. S. Livingston for

BROOKLYN DWELLING SALES.

HOME BUYERS IN NEWARK.

and Eighty-fifth street, reported sold yesterday. Mr. Stetthing at present occupies under lease the dwelling at 16 East Seventy-third street. The Pinchot 158 Sherman avenue, to John Nagel of house is four stories and stands on a plot 42.2x82. It is valued at \$275,000.

BROKER IN HARLEM DEAL.

BROKER IN HARLEM DEAL. Frederick Oppenheime was the broker Hrown of Elizabeth, N. J. to Charles A. In the sale of the five story flat at 129 Morrell, also for the Linwood Company West 116th street, for Thomas W. Murthe two new two family houses, on plot

New Golfing Club in Westchester Hills

NEW TERMINAL FOR WEST SHORE

MUNICIPAL BLDG. RESTAURANT. Acquires Tonnele House at 6 Big Passenger Station to Be Built on River Edge South of Weehawken.

sey side of the Hudson. It will be some distance south of the present terminal of the road, under cliffs at Weehawken.

The Weehawken terminal is to be used for freight. It will be greatly increased in size and many changes are planned to facilitate the greatly increasing freight business which the road is doing. It has been known for some time that something would have to be done to handle the freight traffic of the road as the present terminal is inadequate. The report that work would be started

the Crystal Court, at the northeast corner of Brandway and 160th street. a six story apartment house, on plot lowx100 acquired recently from J. S. Van Wezel. The St. James Court apartment, at the northwest corner of Seventh axenue and 143d street, reported sold on Friday, was given in exchange.

RESTING AT FIELDSTON. The Delafield Estate has leased t Loomis H. Taylor of Wainscott, L. I., a

residence at Fieldston. Riverdale-on-Hudson: also leased on West 246th street, Fieldston, The Dogwoods, a stone and hollow tile residence, to Will-

CHEMICAL MAN BUYS PLOT. The Getney Farm Company has sold

Seventy-fourth street, between Lexing-ton and Third avenues, and is a four story American basement dwelling. It

U. Leroy Havens has sold three and a half acres on the east side of Old Town road, Southampton, L. I., for Mrs. Harry Burnett to Elmer W. L. Van Brunt and

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

513 to 517 West 40th St.

(Bet. 10th and 11th Avs.).

West Side of Inwood Av.,

Running Through to

(225 ft. south of Gobel Place). A vacant plot 100x130.28x100.28x122.83.

233 West 60th St.

(Between West End and

N. E. Cor. So. Boulevard

and Brown Place.

A vacant plot 50x100.

141-143 West 27th St.

(Bot. Sixth and Seventh Avs.).

Macombs Road

REAL ESTATE AT PUBLIC AUCTION LIQUIDATION SALE Thursday, November 16

AT 12 O'CLOCK NOON, AT EXCHANGE SALESROOM, 14 VESEY ST., N. Y. C. 348 West 28th St.

(Bet. Eighth & Ninth Avs.).
A 3 story and basement brick building used as a rooming house. Size of lot, 21.5 1-7298.9. A 3 story brick stable, together with 2 story brick dwelling. Size of plot 75x95.9.

535 to 541 and 547 to 551 West 38th Street (Bet. 10th & 11th Avs.). To be sold as two parcels. 585 to 541 is a vacant plot 100298.9. 547 to 551 is a vacant plot 75298.9.

515 & 517 West 39th St. (Bet. 10th & 11th Avs.).

To be sold as one parcel.

I story brick tenement with store, tor with lot adjoining. Size of plot

N. W. Cor. 173d Street

& Weeks Avenue.

OZONE PARK, L. I. Cor. Grafton & Ocean Ava.

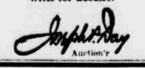
SILVER LAKE, WHITE PLAINS, N. Y. S. E. Cor. Lake Street

Vacant plot 75.57x129.58x124.09.

East Side Garfield Av. Running thre' to Underhill Boulevard 250 ft. north of Jefferson Av. A vacant lot 25x123,65x25x130.61.

Size of plot 25x100.5.

75% may remain on mortgage 5% for three years at WITH EXCEPTION OF 348 WEST 28TH ST. AND 141 AND 143 WEST 27TH ST. BROWN & FALKINBURG, Attys., 10 Wall St., N. Y. City.



'Phone

NEW JERSEY REAL ESTATE FOR SALB NEW JERSEY REAL ESTATE FOR SALE

\$ 3.5 0 0---E A S Y

BEAUTIFUL ALL-YEAR HOME NEAR WATER



A delightful home of 10 rooms, 2 baths; grounds 100 by 165 feet, in select neighborhood; beautifully situated on hill crest, commanding water view; elev., 800 ft.; contains living room, with open fireplaces. Dining room, kitchen, library, butler's pantry on first floor. Near command the selection of the selecti

SIX BLOCKS OF

cantile Zone Filled Up

Vacancies.

The Save New York movement and the zoning restrictions have brought sections below Thirty-third street once again into prominence as a manufacturing and loft district. As to what the restrictions and the campaign of the various merchants in the shopping section to save Fifth avenue have done for other sections, it may be interesting to know that fully six blocks of loft space in the central mercantile district have been rented in the last few weeks. Among the firms who have taken large E. Hendey of the Warner Chemical Company. This is the second plot which Mr. Hendey has purchased in this locality within the year.

MONTAGUE FLAGG 2D RENTS.

Pease & Elliman have leased for Stowe Phelps his residence to Montague Flagg 2d. The house is at 161 East Seventy-fourth street, between Lexing-ton and Third area. Twenty-first street, the westerly portion of the former O'Nelll-Adams store, 100,story American basement dwelling. It is one of a row of unique and artistic residences which house many prominent manufacturers of Onyx hosiery, are to move into new quarters, covering 100,000 square feet in the Albemarle Building. Weinstein & Klipstein, manufacturers of cloaks and suits, and Will-Leroy Havens has sold three and the country & 60,000 square feet in the Albemarle Building. Weinstein & Klipstein, manufacturers of cloaks and suits, and Will-Leroy Havens has sold three and the country & 60,000 square feet. iam R. Warner & Co., manufacturing chemists, will respectively occupy 50,000 square feet each in the Kesner Building. Sixth avenue and Twenty-third street, and in the old Altman Building, 113 to 143 West Eighteenth street and 110 to 124 West Nineteenth street. These six leases represent 560,000 square feet, or nearly six square blocks of space.

The leases of Marshall Field & Co. and the Emery-Reers Company involve

and the Emery-Beers Company involve \$1,000,000 and the Altman transaction \$1,100,000: and three new loft opera-tions, thirteen stories at 24 Union The Quaker Ridge Fleid and Country
Club. organized by prominent residents
of New York and Westchester, has just
Completed plans for a fine country cub
has acquired 120
Key Robert Ridge, near New Robelite, Francis A. Stratton of
height where the club has acquired 120
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haif that number.
Francis A. Stratton of
he main clubroom 22x40 feet. The
entrance to the club will be through a
manhattan, and they call for a long.
The building will command a fine
ting at Quaker Ridge; G. E. Hoffmaster
of New York

The building will be 136 feet long and
the main clubroom 22x40 feet.
The building will be 136 feet long and
the main clubroom 2x40 feet.
Mount Vernon, C. K. G. Billings of New
Manhattan, and they call for a long.
The duit membership has been limited
ing at Quaker Ridge; G. E. Hoffmaster
of New York

The building will be 136 feet long and
the main clubroom with a large open fireplace.
On the left will be a large dining room. Square East, eighteen stories at 925 Broadway and a twelve story loft at Fourth street and Sixth avenue involve respectively \$500,000, \$600,000 and \$200,-000. These items represent a total of \$3,700,000 invested in the central mer-cantile district recently.

\$16,000 PELHAM HOUSE SOLD. George Howe has sold the home of Dr. E. E. Beeman, in Pelham. The prop-erty has been held at \$16,000.

LONGACRE HOTEL LEASE SOLD. Matt J. Ward & Co. has sold for John Hoggs the lease and good will of the Hotel Longacre, at 157 to 163 West Forty-seventh street. Manhattan, to George L. Sanborn, who is now in possession. Mr. Sanborn was former proprietor of the Hotel Navarre and owner of the New Western Hotel,

TAKES CEDARHURST HOUSE. John F. Scott and Pease & Elliman have rented for Samuel P. Hinckley his country place, known as Runemeds, on Ocean avenue, Cedarhurst, L. 1., to Ira A. Kin, Jr. A. Kip. Jr.

OP NEW YORK offers at about for of LOFT SPACE RENTED

The prices are recognized as unparalleled to the prices are recognized as unparalleled to the prices. The prices are recognized as unparalleled to the prices are recognized as unparalleled to the prices. All within a five cent fare zone further prices are recognized as unparalleled to the prices. All within a five cent fare zone further information address BENJ. Of HAIGHT, Special Deputy Supt of Banks, are of Banking Dept. C. Broadway, New York City.

SAFETY FIRST INVESTORS are guided by the experience of invest-ment experts. We are specialists in Real Estate Title Insurance in Bergen and Rickland Counties, and our guar-anteel mortgages are a "sefety-first in-vestment." Write for booked K. North Jersey Title Insurance Co., HACKENSACK, N. J. New York Rep. - Glenn K. Carver, 60 Wall St.

CRAFTSMAN BUNGALOW. known improvement embodied, in fully established and retined community, a distinctive home for discriminating people at the price a communication home. 14,200; terms, large plot.

THE NUTLEY COMPANY
West Nutley, N. J., Woodworth Hidg. N. Y.

UNFURNISHED APARTMENTS TO LET.

Hever Chambers 13 East 65th St. New Bldg. New Ready 2-3 Rooms-Bath Rents \$1,000 to \$2,000.

Maid Service Inclu-ded. Meals optional. Doctor's 4 Rooms, Bath, \$2.2 Douglas L. Elliman&Co. 414 Madison Ace., at 48th St. Tel. Murray Hill 5600.

ROOMS AND BATH \$60 to \$77.50 Furnished, \$20 extra WOOLSEY 141 East 44th St. Satisfactory reference absolutely indis-pensable. Renting Agent on Premises. Apartments can be seen evenings.

RENTING IN THE COUNTRY. Burke Stone has leased for E. A. Morange his residence in Sagamore for a term of years to J. Fletcher Farrell, treasurer of the Sinclair Oil and Refin-ing Company. Jardine, Hill & Murdock

BING & BING, 119 West 40th Nt.

are planning a new residence in Saga-more for Mr. Morange. It will be com-pleted and ready for occupancy next summer. Mr. Stone has also leased for A. W. Lawrence the residence on High street, Tuckahoe, to Joseph Pastorella of

BROKER IN RECENT DEAL. E. K. Van Winkle was associated with Peace & Elliman in the rental of 120 West Eighty-seventh street for the Bil-lings Estate Corporation to Richard P. Nolan.

The Lyncroft Realty Company has John D. Miner has sold a dwelling on plot 169x169 at Lyncroft New Rochelle, to Emily H. Daily for occupancy;
Elmer Swan and a plot adjoining for Miss Irene Thompson. William James is the buyer of both parcels.

REAL ESTATE FOR SALE-QUEENS. | REAL ESTATE FOR SALE-QUEENS

HOMESEEKERS! INVESTIGATE THIS WONDERFUL OFFER 25 MINUTES FROM MANHATTAN OR BROOKLYN

\$250 Cash BALANCE \$18 PER MONTH

BUYS

THIS HOUSE



BEAUTIFUL JAMAICA PARK

NEW YORK CITY BOROUGH OF QUEENS Within 5 cent fare zone. sommunity with city improvements, where you can enjoy the ur home for less money than you pay rent in concested sections real comforts and own your home for less money of the city. Schools, stores, churches of all denominations of the city. Schools, stores, churches of all denominations of the city. Schools stores, churches of all denominations of the city. Schools stores of the city of t

\$250 DOWN **BALANCE \$18 PER MONTH**

A few choice lots in this vicinity for sale at moderate prices, very easy terms; city r, electricity and sidewalks. Perfect title. Money to initid if needed. Call or write for free tickets to investigate.

243 West 34th Street, New York City.

At Hyde Park, L. I. FIRST OFFERING TO THE PUBLIC

We have been requested by a prominent New York State Trust Co. to develop and sell its large holding near the Railroad (Station at Hyde Park, L. I. We have been glad to undertake this because the property is ideal the man of moderate income, who must keep his total investment

offering for this man that can be found in Long Island. Our purpose is summed up in this motto:
"Fit for the millionaire but within the means of nallions.

Our opening prices are about one-half the amount asked in some other sections that are no more valuable, and we offer 10°, discount to the first thirty buyers, with additional discount for cash and building.

given without charge to every buyer.

A small payment down will purchase any one of six beautiful two

Nassau Haven Booth Country Life Exposition, Grand Central Terminal



This Handsome Home at Beautiful Floral Park, L. I. 8 ROOMS & BATH ready to move in now

\$500 CASH & \$20 MONTHLY. H. BROWN, 105 Flatbuch Ave. Bildy

Forest Bills Gardens

Mouses and Villa Plots For Sale. 47 W. 34th St., or Forest Hills, L. I. Send for Booklet S.

OVERLOOKING OCEAN

get have 1400 cash at once, small monthly syments. H. OWNER, 240 W. 34th St.

BEAUTIFUL MODERN HOME

shribbery, wonderful view of Long is Sound 30 minutes with to restricted sur Eathing beach, clubbones, pler und stor-only 2 minutes out, graniest bargait the year view terms can be arranged. STEPHENSON, 243 W. 34th St., N. V. ARTISTIC 5 room integrales with con-necting both to 2 large befraces, full-so-in Al style, hardwood fluish open tapests brick freplace, steam hear and livery mod-ern convenience; large porch, lawn hears of in and flowers nice heart of from water, schools and trolley, 1500 cash and cost monthly payments of terms to suf-purchaser, will descrat focult UBHYAN, box 126 Sun offic.

BREADWINNERS DECEASED Special substrian bargains, shore and infand, de-scribe your wants; all locations and prices within city limits and further; acrospe-

\$17.50 PER MONTH Buys my artistic bungalow; I rooms bath, all modern improvements: full cellar, heat, running water, gas, electricity; large plot near station Cyster Hay division, must be sold at once small first payment. GREAT BARGAIN, box 125 Sun office. the A MONTH buys fine, well impact chicken farm just the time for party to make a title living, within each deviance of city; good house and chouch and for poul-try and vegetables. Further information write FARM, nox 133 Sun office.

FOR LOW COST HIGH-GRADE BUNGLOWS AND HOME BUILDING PLOT VISIT REAUTIFUL BRIGHTWATER BOOKLET 4-ON REQUEST T. B. ACKED SON CO. 1 WEST 14TH ST. NEW YORK

REAL ESTATE FOR SALE-QUEENS. SEE THE NEW HOUSES AT Kem Gardens

15 minutes from Herald Sq. HOUSES FOR RENT. OWING TO A DEATH In the face

very nandamiest furnished four story of denie on the burthrast collect of west; Avenue and 88th Street contracts in modern consentences is to real for winter or longer if required. BLANDY, MOSNEY & SHIUMAN, 37 Wall Street, New York.

FURNISHED ROOMS TO LET. 590 GREENE AVE. BROOKLAN Two

TO LIVE IN NEW ROCHELLE. TO BUILD VONKERS DWELLING. George Howe has sold the northwest corner of Bayley avenue and Bellevalers

WESTCHISTER REAL ESTATE



to high class resi

dential devol



Fieldston



Point, Lake Mahopac For Sale at Cost on Law Terms.

Mahopac Point Corporation Those two Station Square.

REAL ESTATE AT ALCTION.

LARCHMONT, N. Y. Thursday Nov. 9th at 3 P. M. AT PUBLIC AUCTION

Vuctioneer, 132 Nassan St., N. Y.

TO LET FOR BUSINESS PURPOSES. All Light Lofts

38-44 WEST 21ST ST. 12 STORY BUILDINGS 67897. 100 SPRINKLIE SYSTEM.

BROXX REAL ISLATE FOR SALE. EACTORY SITES.

Have several choice plots with and without salings that we can sell at bargain prices.

J. CLARENCE DAVIES. 149th Street and Third Avenue.

BUAL ESTATE.

J. A. Riordan. The buyer will build a home on the property for his occurancy.

NASSAU HAVEN

house and plot under \$5,000.

We intend to make this the most attractive, artistic and desirable

If desired, we will accept \$10 down and 1% a month for any plot.

The property is within a few yards of the Hyde Park Station on the main line, within thirty-two minutes of the Penn. Station, N. Y. City.

A fine collection of fruit trees, berry bushes, plants, vines and shrubs

story houses to be built for Spring occupancy at prices ranging from \$3,500 to \$5,000. Call or write. ROBERT E. FARLEY ORGANIZATION

Telephone, 7729 Murray Hill



Send for Viens "S"



